

Thrive in Lanigan

VIBRANT. CONNECTED. INCLUSIVE.

RESIDENTIAL DEVELOPMENT

Prepared by : The Town of Lanigan

TOWN OF
Lanigan



TOWN OF LANIGAN RESIDENTIAL LOT PURCHASE POLICY

The Town of Lanigan has an inventory of serviced residential lots readily available for development. All lots unless specified have water & sewer to the front property lines and all other utility services are available from the back alley such as power, natural gas, telephone and cable. All lots have curbs, gutters and paved streets. Some also have sidewalks. All services are prepaid.

It shall be the policy of the Town of Lanigan that residential lots cannot be purchased for resale unless a house has been constructed on the lot first.

- 1) A lot may be purchased by submitting an application to Council and must be accompanied with a deposit of \$5000 which will be applied to the purchase of the lot once construction begins.
- 2) The purchaser shall agree to begin construction within a specified time as established by Council. Should construction not begin within the specified time, the deposit will be forfeited to the Town of Lanigan unless Council grants an extension to the application. A flow chart outlining the procedure is available at the Town Office.
- 3) The purchaser agrees to pay the balance of the lot plus GST when a Development and Building Permit is submitted to Town Council.
- 4) Transfer of Title to the property will be made when the basement is constructed or at such other times as mutually agreed upon.
- 5) The purchaser shall be responsible for all Land Title Fees.
- 6) Any surplus soil that is removed from the lot shall become the property of the Town of Lanigan and shall be removed to a location within the Town limits at the owner's expense. (dated October 24, 2011)



TOWN OF LANIGAN RESIDENTIAL LOT PURCHASE

Purchaser submits an application to Council indicating which Lot they would like to purchase and shall include the required deposit.



Council agrees to reserve the Lot for up to four months



During the four months the purchaser shall provide Council with



A completed Building & Development Permit.



Council has a Building Inspector review plans and subject to conditions (if any). Approval to construct is granted (Building Permits are issued for 6 months).



Construction on the house begins and the title is then transferred.



Purchaser is not at the Building & Development Permit stage. A Development Plan is then required to be submitted to Council including:

- House Plan
- Site Plan
- Name of Contractor
- Anticipated start and finish date



Council reserves Lot for a further _____ months.



Council cancels agreement with the purchaser and the Lot is available for sale. The deposit is forfeited to the Town.

Title:		Approved by:	Policy #
RESIDENTIAL DEVELOPMENT INCENTIVE POLICY		Town Council	6-3
Origin/Authority:	Scope:	Approved:	Page #
Town Administrator	Town of Lanigan	Effective: May 9, 2022 Resolution #2022-189 Amendments: Review:	1 of 1

1. This Policy shall be cited as the “Residential Development Incentive Policy” and shall be used to create incentives to encourage residential development within the Town of Lanigan. This policy statement defines the property tax concessions for new residential developments.
2. Policy Definitions:
 - Completion Date:
Shall be six months from the date of the Building Permit or the actual date of completion should the house be completed prior to the six months.
 - Council:
Council is defined as the Municipal Council of the Town of Lanigan.
 - Frontage Tax:
Shall mean either frontage taxes or local improvement levies.
 - New Construction:
Shall be defined as having a construction value of not less than \$100,000.00 based on the approved Building Permit.
 - Property Assessment:
Shall mean the assessment resulting from the new construction or relocated home as well as the land assessment if the land was exempt in th previous year and was purchased from the Town of Lanigan. The Saskatchewan Assessment Management Agency, or any other professional assessor appointed by Council, shall determine the property assessment.
 - Property Tax:
Shall be defined as current Municipal property taxes. Where permitted by provincial legislation or agreement with the School Division, property tax shall mean current municipal and current school property taxes.
 - Relocations:
Shall be defined as homes moved from outside the municipal boundaries of the Town of Lanigan into the Town of Lanigan. These homes must meet the existing policies and bylaws of the Town of Lanigan and have a construction value of not less than \$100,000 based on the approved Building Permit.

Tax Concessions:

Shall mean the amount of property taxes cancelled in any given year. In the event ownership of a property changes the tax concession remain with the property as long as the property assessment remains taxable.

Tax Roll:

Shall mean the tax roll of the Town of Lanigan.

3. Policy

- 3.1 Exempt properties paying full Grants-In-Lieu of taxes shall also be eligible.
- 3.2 Tax concession shall be calculated only on the portion of the property taxes resulting from the new construction or relocation as defined in this policy statement.
- 3.3 The Council of the Town of Lanigan shall encourage the School Division to participate in this Policy as it relates to tax concessions where such concessions are permitted by legislation.
- 3.4 Tax concessions for residential developments that meet the eligibility criteria established in this policy are as follows:
Year 1 shall be defined as the earlier of (a) the year property (land) is purchased from the Town of Lanigan (b) the year construction commences or (c) another date established by motion passed by the Council of the Town of Lanigan.
The tax concession shall be as follows:
Year 1 (or part thereof) – 100% Assessment Exemption
Year 2 – 100% Assessment Exemption
Year 3 – 50% Assessment Exemption
Year 4 - 25% Assessment Exemption
Year 5 – 25% Assessment Exemption
- 3.5 In the event any municipal, school or frontage taxes or levies are unpaid by December 31st in the year of levy, the property shall immediately become ineligible to receive any further concessions not already entered on the tax or assessment roll.
- 3.6 Tax concessions remain with the property regardless of changes in ownership.
- 3.7 All owners or developers must make a written request to Council to be eligible to participate in this policy. Council shall issue written confirmation of approved tax concessions.
- 3.8 Minor renovations, garages, decks and storage sheds are specifically excluded from this policy regardless of their construction value or property assessment.
- 3.9 Tax concessions shall not apply to any frontage taxes or local improvement levies.
- 3.10 The CAO shall administer this policy.
- 3.11 This policy shall take effect on the date of adoption by resolution of Council.



Town of Lanigan
Box 280
Lanigan SK S0K 2M0

Dear Mayor/Council,

I/we _____ of _____
would like to reserve Lot _____ Block _____ Plan _____.

I/we have enclosed a cheque for \$5000 representing the deposit on this Lot. I/we understand this deposit will be applied to the purchase price once I/we begin construction on the basement. I/we further understand that if I/we do not proceed with construction that the deposit shall be forfeited to the Town of Lanigan unless Council decides to an extension of time to this application. I/we further understand that if my/our application is not approved by Council that the deposit will be returned. I/we have read the Town of Lanigan's Residential Lot Purchase Policy.

Name

Date

Name

Date

Office Use Only:

Price of Lot _____
GST _____
Total _____
Application Fee _____
Balance Due _____